



## 7, Smithy Yard

Wragby | Market Rasen | LN8 5PR

£135,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

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Modern Terraced Townhouse in the popular and bustling village of Wragby. The village is well served by local shops and amenities including Co-Op Supermarket, Doctors Surgery, Swimming Pool and Ofsted 'Good' Primary School (last inspected 2019). Situated between Lincoln (14 miles) and Market Rasen (9 miles). The village even boasts its own Wragby Show & Country Fayre and has good local pubs.

This cherished home has been greatly improved by the current owners and has had a Re-Fitted Kitchen and Re-Fitted Shower Room during their ownership. The Accommodation comprises in brief: Entrance Lobby, Lounge/Dining Room, Re-Fitted Kitchen, First Floor Landing, Two Bedrooms and Re-fitted Shower Room. Outside there are Communal Gardens and an Allocated Parking Space.

- Popular & Well Served Village
- Re-Fitted Kitchen & Shower Room
- Open Plan Lounge/Diner
- Communal Front Garden
- Cherished Terraced Home
- Nicely Presented
- Two Bedrooms
- Allocated Parking Space

### Entrance Lobby

Approached via uPVC panelled entrance door. Multi pane glazed inner door to:-

### 'L' Shaped Lounge/Diner

15'7 x 11'5 plus 8'0 x 4'0 (4.75m x 3.48m plus 2.44m x 1.22m)  
Windows to the front and rear. Electric wall mounted heater.  
Stairs to First Floor. Multi pane glazed door to kitchen.



### Re-Fitted Kitchen

9'8 x 5'10 (2.95m x 1.78m)

Cream coloured wall and base units with 'pewter' style handles. Wood effect work-surfaces with inset one and a half bowl single drainer stainless steel sink top. Built-in electric oven, hob and extractor hood. Built-in washing machine. Built-in fridge/freezer. Window to rear. White 'Metro' style tiling.

### Half Landing

Window to rear. White banister and turned spindles.

### Landing

White panelled doors off. Airing cupboard with hot water tank.

### Bedroom One 'L' Shaped

9'9 x 11'9 plus 5'0 x 2'2 (2.97m x 3.58m plus 1.52m x 0.66m)

Window to front.

### Bedroom Two 'L' Shaped

10'0 x 7'4 plus 4'10 x 2'2 (3.05m x 2.24m plus 1.47m x 0.66m)

Window to rear.

### Re-Fitted Shower Room

White modern suite of full width shower having rain shower. W.C. and wash hand basin in vanity with white high gloss fitted cupboards. White 'Metro' tiling. Window to rear.

### Communal Gardens

Mostly lawned and to the front of the property in the 'square'.

### Allocated Parking

One allocated parking space plus additional 'Visitor' parking.

### Additional Information

Tenure: Freehold

Services: Mains Electric, Water and Drains.

Service Charges: £100.00 per annum

Council Tax: Band B - East Lindsey

Energy Rating: E

Allocated Parking Space x 1



## Floor Plan to Follow

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">90</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<div style="display: flex; justify-content: space-between;"> <span>Current</span> <span>49</span> </div>	
<b>England &amp; Wales</b>	
EU Directive 2002/91/EC	

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Agents Note:  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.